to the data assembled in developing the comprehensive plan since
they will provide the basic framework for the long-term financial
plan.

No attempt is being made in this study to depict past and
projected financial trends. The City Manager has requested that
such projections not be included herein as the factors associated
with such an illustration are too diverse to project with any
degree of accuracy the anticipated revenues and expenditures such
as debt services, operating expenses, capital improvements out-
lays, etc. The inflationary wage spiral, a decrease in the in-
city population (in contrast to an anticipated increase), the
absence of significant annexations, and the continued increase of
assessed valuations on taxable properties present too many com-
plexities to permit due exercise of reasonable projections. Then
too, sizable capital expenditures have recently been made --
issuance of $2,650,000 in sewer bonds and $170,000 in water bonds
after approval of a bond referendum in October, 1965. Inclusion
of these amounts in calculations relative to past financial trends
would create an imbalance in projections for future trends.

Another imbalancing factor is that of building permit statis-
tics. In fiscal year 1963-64, 211 building permits valued at
$1,840,000 were issued. In fiscal year 1964-65, 319 building
permits valued at $5,738,500 were issued. Of this latter total,
$2,304,000 was the direct result of a hospital expansion program.
Individual construction projects of this magnitude cannot be
reasonably expected to occur indefinitely.

Perhaps the most significant problem in projecting past and
future trends is the "change over" now taking place in the City's
method of planning for future growth. Heretofore (prior to the
advent of the council-manager type government and the preparation
of a comprehensive planning program) improvements were made on an
"as-needed" basis with relatively small emphasis placed on overall
future needs. It is, therefore, unwise to base the future trends
of the city on the policies of past and contrasting operations.